

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		DUDLEY ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	SANTINI MARK & GARY--TRS		
Owner 2:	SANTINI REALTY TRUST		
Owner 3:			
Street 1:	P.O. BOX 93		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476		Type:

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1968, having primarily Conc. Block Exterior and 2463 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM FR		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	33,200	1,100		34,300
Total Card	0.000	33,200	1,100		34,300
Total Parcel	0.278	396,400	4,100	333,900	734,400
Source: Market Adj Cost	Total Value per SQ unit /Card:		13.93	/Parcel: 95.63	

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

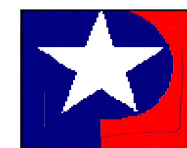
[illegible]

### ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

APPRAISED:	34,300 /	734,400
USE VALUE:	34,300 /	734,400
ASSESSED:	34,300 /	734,400



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	37098
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## PRINT

Date	Time
12/30/21	00:37:27

**LAST REV**

Date	Time
07/12/19	10:35:1

apro

4466

## PAT ACCT.

[illegible]



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		DUDLEY ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	SANTINI MARK & GARY--TRS		
Owner 2:	SANTINI REALTY TRUST		
Owner 3:			
Street 1:	P.O. BOX 93		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02476		Type:

## PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1968, having primarily Conc. Block Exterior and 2463 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM FR		Total:		Spl Credit		Total:	
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	0.000	33,200	1,100		34,300
Total Card	0.000	33,200	1,100		34,300
Total Parcel	0.278	396,400	4,100	333,900	734,400
Source: Market Adj Cost	Total Value per SQ unit /Card:		13.93	/Parcel: 95.63	

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

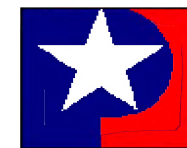
### ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

[illegible]

**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	37098
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



test PDF Combine only

View / Desir:

## GENERAL INFORMATION

Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdicth:		Fact:	
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

Prim Int Wal:	5	- Minimal	
Sec Int Wal:			%
Partition:	T	- Typical	
Prim Floors:	12	- Concrete	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	5	- None	
Heat Type:	8	- None	
# Heat Sys:	0		
% Heated:	0	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
87	Fence-4	D	Y	1	300	A	AV	1970	6.00	T	39.2	316			1,100		1,100

More: N	Total Yard Items:	1,100	Total Special Features:		Total:	1,100
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## BATH FEATURES

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	FR - Fair	50.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>50.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.78249973
Adj \$ / SQ:	43.194
Other Features:	-5926
Grade Factor:	0.66
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	66304
Depreciation:	33152
Depreciated Total:	33152

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s: 0				BR:s: 0			Baths:		HB	

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	28.51	
Special Features:	0	Val/Su Net:	13.48	
Final Total:	33200	Val/Su SzAd	13.48	

## SKETCH

Diagram illustrating a floor plan layout with dimensions and room specifications:

- Left Room:** Dimensions 35 (width) x 27 (height). Contains FFL (945) and P 124.
- Right Room:** Dimensions 27 (width) x 27 (height). Contains SFL, FFL (729), and P 108.
- Inset Room:** Dimensions 10 (width) x 6 (height). Contains FFL (60) and P 32.

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,734	43.190	74,896
SFL	Second Floor	729	43.190	31,486
<b>Net Sketched Area:</b>		<b>2,463</b>	<b>Total:</b>	<b>106,382</b>
<b>Size Ad</b>	<b>2463</b>	<b>Gross Area</b>	<b>2463</b>	<b>FinArea</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
98						
88						
86						
63						

## IMAGE

***AssessPro* Patriot Properties, Inc**







**EXTERIOR INFORMATION**

Type: 71 - Office			
Sty Ht:	3	- 3 Story	
(Liv) Units:	5	Total:	6
Foundation:	1	- Concrete	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:	8	- Brick Veneer	30 %
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1968	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5	- Minimal	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	5	- Lino/Vinyl	
Sec Floors:	12	- Concrete	30 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>35.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.99168104
Const Adj.:	0.90392160
Adj \$ / SQ:	94.122
Other Features:	12500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558805
Depreciation:	195582
Depreciated Total:	363223

## COMMENTS

	FRIZZELL ELECTRIC, REGIONAL CONTRACTORS, INC..	6

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0		BRs: 0		Baths:			HB 5				

## REMODELING

	Exterior:
	Interior:
5. %	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
5 %	General:

## RES BREAKDOWN

[illegible]

### SKETCH

Diagram of a rectangular lot divided into two sections. The left section is labeled "TFL SFL FFL BMT (1425) P 149" and has dimensions 31, 8, 34, and 36. The right section is labeled "TFL GAR (942) P 124" and has dimensions 18, 8, 34, and 24. A vertical line separates the two sections, with a dimension of 40 on the right side of the left section.

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
TFL	Third Floor	2,367	94.120	222,781	
BMT	Basement	1,425	28.240	40,230	
FFL	First Floor	1,425	94.120	134,124	
SFL	Second Floor	1,425	94.120	134,124	
GAR	Garage	942	15.960	15,032	
<b>Net Sketched Area:</b>		<b>7,584</b>	<b>Total:</b>	<b>546,304</b>	
<b>Size Ad</b>	<b>5217</b>	<b>Gross Area</b>	<b>7584</b>	<b>FinArea</b>	<b>5217</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
37						
37						
24						
24						
32						
04						
17						

**IMAGE**



**AssessPro** Patriot Properties, Inc





**EXTERIOR INFORMATION**

Type:	71	- Office	
Sty Ht:	3	- 3 Story	
(Liv) Units:	5		Total: 6
Foundation:	1	- Concrete	
Frame:	2	- Steel	
Prime Wall:	21	- Conc. Block	
Sec Wall:	8	- Brick Veneer	30 %
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1968	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	12 - Concrete		30 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
87	Fence-4	D	Y	1	400	A	FR	1980	6.00	T	39	316			1,500		1,500	
85	Paving	D	Y	1	600	A	FR	1980	4.00	T	39	316			1,500		1,500	
8																		
More: N		Total Yard Items:				3,000			Total Special Features:				Total:				3,000	

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	35.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	<b>Total:</b>	<b>35.0%</b>

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.99168104
Const Adj.:	0.90392160
Adj \$ / SQ:	94.122
Other Features:	12500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558805
Depreciation:	195582
Depreciated Total:	363223

## COMMENTS

	FRIZZELL ELECTRIC, REGIONAL CONTRACTORS, INC..	8

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0			BRs: 0			Baths:			HB 5			

## REMODELING

	Exterior:
	Interior:
	Additions:
5.0%	Kitchen:
	Baths:
5.0%	Plumbing:
	Electric:
5.0%	Heating:
5.0%	General:

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	94.12	
Special Features:	0	Val/Su Net:	47.89	
Final Total:	363200	Val/Su SzAd	69.62	

## SKETCH

Figure 1 shows an aerial view of the study area, divided into two plots. The left plot is labeled 'TFL SFL FFL BMT (1425) P 149' and has dimensions 31, 8, 34, and 36. The right plot is labeled 'TFL GAR (942) P 124' and has dimensions 18, 8, 40, and 24. A scale bar at the bottom indicates distances from 0 to 100 meters.

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
TFL	Third Floor	2,367	94.120	222,78
BMT	Basement	1,425	28.240	40,23
FFL	First Floor	1,425	94.120	134,12
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GAR	Garage	942	15.960	15,03
<b>Net Sketched Area:</b>		<b>7,584</b>	<b>Total:</b>	<b>546,30</b>
<b>Size Ad</b>	<b>5217</b>	<b>Gross Area</b>	<b>7584</b>	<b>FinArea</b>
				<b>5217</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
7					
7					
4					
4					
2					
4					
7					

**IMAGE**



**AssessPro** Patriot Properties, Inc